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# MINUTES ARCHITECTURAL REVIEW BOARD

August 9, 2010

7:30 P.M.

City Hall, Council Chambers  
Fredericksburg, Virginia

<b><u>MEMBERS</u></b>	<b><u>MEMBERS ABSENT</u></b>	<b><u>CITY STAFF</u></b>
Lisa Peverill, Vice Chair	Robin Wood, Chair	Erik Nelson, Senior Planner
Marilynn Mendell	J. Gordon Brown	Sheree Waddy, Recording Secretary
Owen Lindauer		
Jamie Scully		
Donna Chasen		

Ms. Peverill called the Architectural Review Board to order at 7:30 p.m.

### **OPENING REMARKS**

Ms. Peverill determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

### **APPROVAL OF AGENDA**

Ms. Peverill asked if there were any changes to the agenda.

Mr. Nelson asked to add Item 5: Transmission of the NACP Newsletter.

Ms. Chasen made a motion to accept the agenda as amended. Mr. Scully seconded. The motion carried unanimously.

### **REVIEW OF MINUTES**

Ms. Peverill asked if there were any changes to the July 12, 2010 meeting minutes.

Mr. Scully made a motion to accept the minutes as amended. Ms. Chasen seconded. The motion carried unanimously.

### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Ms. Peverill asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items.

Mr. Scully said he had spoken with John Van Zandt about agenda Item 1, but only in general terms.

## **APPLICATIONS – REGULAR AGENDA**

### **1. 200 Hanover (Jack Hyland) - Signs**

The applicant was present.

James Lawrence, 802 Caroline Street, made comments unrelated to the application.

Ms. Chasen said she found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Mendell seconded. The motion carried unanimously.

### **2. 707 Princess Anne Street (Old Town Seg Tours) - Signs**

The applicant was present.

James Lawrence, 802 Caroline Street, again made comments unrelated to the application.

Mr. Scully said he found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

### **3. 415 William Street (Kitty and Ben Wafle) – Exterior alterations, removal of rear garage, construction of a new accessory structure, and installation of a fence**

The applicants were present and represented by their architect, Sabina Weitzman.

James Lawrence, 802 Caroline Street, thanked the Waffles for investing in the community.

Ms. Mendell said she found the proposed exterior alterations, demolition of the existing garage, construction of a new accessory structure, and installation of a fence to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

### **4. 920 Caroline Street (John and Kathryn Mitchell) – Exterior alterations and signs**

The applicant was present with Grey Jennings, owner of Bruster's, and the project designer, Gary Graytop.

James Lawrence, 802 Caroline Street, said the proposal was impressive.

Richard Tremblay, Economic Development Manager for the City of Fredericksburg, said that the City supports the installation of the side window and that staff had discussed adding bollards and a chain at the window, for safety.

Ms. Mendell asked for additional details for the proposed side window and signs.

Mr. Jennings said the window would be exactly as depicted on the submitted specification sheet, with a transom window above it. He said the signs would be vinyl graphics applied to the awning drop and a wood panel above the awning on the front elevation.

Mr. Lindauer said the proposal would be an impressive change and hopefully would draw people to the historic market square. He said he was concerned that the wooden panels to be installed below the storefront windows would mask the character defining brick of the front façade. He asked how the panels would be mounted to the brick.

Mr. Graytop said that the goal of the design was to give the building the appearance of an old general store. He said they planned to affix trim on the panels to mimic the trim along the sides of the building.

Mr. Lindauer asked for clarification that the intent of the design style was to make the building appear older than the 1950s.

Mr. Graytop said that was correct.

Mr. Lindauer asked if the pilasters and other trim would be wood.

Mr. Graytop said yes. He said because the building is quite long, adding the pilasters and trim would break up the look.

Mr. Lindauer stated that his concerns about the panels being installed into the brick work could be alleviated if they were mounted in such a manner as to make the process completely reversible. He said using the pilasters to help break-up of the length of the side of the building seemed redundant because the drains from the roof performed the same job. He said he was also concerned with the idea of converting a 1950s building into something that never existed at this location in a historically important part of downtown. He said the strongest characteristic of this proposal was that it would draw people to this historically significant area of downtown. He said that what was being proposed would create an architectural element that did not have any context at the location.

Ms. Mendell said she agreed with Mr. Lindauer. She asked where the HVAC system would be located.

Mr. Jennings said it would remain in its current location on the roof.

Ms. Mendell said she was concerned with the very modern look of the side window and the sense of false history created by the building alterations.

Mr. Lindauer said that the Secretary of the Interior's Standards iterate that creating a false sense of history is not appropriate. He suggested that the applicants modify the proposal to create something less confusing and more compatible to the Historic District.

Ms. Chasen said she did not have any problems with the application and that the design was creative.

Mr. Nelson suggested that the Board review the various parts of the proposal individually.

Ms. Peverill asked if there was consensus on the decorative wrap, pilasters, wood panels, and side window.

Mr. Lindauer suggested that the applicants reconsider and submit a design that will fit the location. He said he was not opposed to the adaptive reuse of this building, but reemphasized his concern about the design. He said it was not the Board's job to redesign this project, but the design submitted needed additional work so the building will fit the location.

Ms. Mendell agreed that the design was not in context with the location.

Mr. Lindauer said he found the proposed side window, lighting, and painted brick to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness and to table the awning, the decorative elements and signage for additional details. Mr. Scully seconded. The motion carried unanimously.

Ms. Peverill said she would like to see additional details on the wood panels and windows.

Ms. Mendell said she would like to see a new rendering and suggested that the sign above the awning be smaller.

Mr. Scully said he would like additional details on the awning.

Mr. Nelson said he would follow-up with the applicant and the additional details would be provided to the Board at a future meeting, either at a supplemental meeting on August 23<sup>rd</sup> or at a regular meeting.

The Board agreed.

### **OTHER BUSINESS**

1. Planning Commission agenda – No meeting scheduled until September.
2. Clock at Fredericksburg Area Museum – Mr. Nelson said he followed-up with the Board's suggestions about the location of the clock. The Visitor's Center did not want to remove their directional sign. Mr. Lindauer suggested a more contemporary clock might work better at the location. Ms. Mendell said the clock had no context at that location. Mr. Scully said perhaps a lower clock in a planter would be better.

3. Demolition of 1001 Myrick Street – Mr. Nelson explained that this house has been vacant for years and been declared unsafe by the Property Maintenance Official and would be demolished.
4. VDHR Preservation Conference – Mr. Nelson said the next State preservation conference would be held in Hampton and that a scholarship was available to cover lodging and registration for one person. He said the National Trust conference was scheduled for October in Austin, Texas. He noted that the ARB had a travel and training budget, but that it was limited. Anyone interested in either conference should contact staff.
5. Mr. Nelson said that the ARB had been presented with an award for advocacy at the National Alliance of Preservation Commissions Forum held in Grand Rapids, Michigan. He said the Board had done an excellent job with the 2008 workshop and the award was well deserved.
6. NACP newsletter – Mr. Nelson transmitted a copy of the newsletter.
7. Mr. Nelson said that the warehouse by the Embrey power plant had been demolished due to safety concerns. He said that VDHR had raised some issues related to a Federally funded trail project and staff was in the process of responding to potentially serious allegations. There had been no wrongdoing, though, which the City's correspondence would clarify.

The meeting adjourned at 8:46 p.m.

  
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Lisa Peverill, Vice Chair  
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